

MEMORANDUM

TO: Town Clerk
Park and Recreation Department
Public Works Department

FROM: Jeremy B. Ginsberg

DATE: October 7, 2021

SUBJECT: Planning & Zoning Commission meeting—October 12, 2021

The Planning and Zoning Commission will hold a meeting on October 12, 2021 at **7:30 P.M.**, allowing remote access to the public only via GoToMeeting.

Planning & Zoning Commission
Tue, Oct 12, 2021 7:30 PM (EDT)

Please join my meeting from your computer, tablet or smartphone.

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PLANNING AND ZONING COMMISSION AGENDA

Tuesday, October 12, 2021

7:30 P.M.

via GoToMeeting

PUBLIC HEARING

Proposed Amendments to the Darien Zoning Regulations (COZR #6-2021) put forth by Baywater Housing Partners, LLC & Abilis, Inc. Proposal to amend Section 454(a) of the Darien Zoning Regulations relative the Town's Special Needs Housing Overlay Zone to make Special Needs Housing in Darien more inclusive by allowing occupancy by persons with developmental disabilities, but whose disabilities do not meet the technical definition of "intellectually disabled" as defined by Section 1-1g of the Connecticut General Statutes. The amendment would also provide for residency by an income-qualified employee (per Section 454(a)(1) of the Regulations) of a property's administrator to provide support to residents. The Special Needs Housing Overlay Zone is eligible to be applied to properties in residential zones (R-2, R-1, R-1/2, R-1/3, R-1/5) on lots that are at least 150 percent of the minimum lot area, but not less than three-quarter acre (32,670 square feet). Maximum density is twelve dwelling units located within two or more buildings, with not more than six units per building. The full text of the proposed zoning regulation amendment is on file and available in the Town Clerk's office and the Planning and Zoning Office for inspection, and online at *darienct.viewpointcloud.com*.

Coastal Site Plan Review #362, Flood Damage Prevention Application #415, Land Filling & Regrading Application #515, 91 FMR, LLC, 91 Five Mile River Road. Proposal to construct a replacement single-family residence and pool with associated stormwater management; and to perform related site development activities within regulated areas. The 0.68+/- acre subject property is located on the east side of Five Mile River Road approximately 900 feet north of its intersection with Davis Lane, and is shown on Assessor's Map #66 as Lot #20 in the R-1/2 Zone.

Coastal Site Plan Review #363, Flood Damage Prevention Application #169-A, Land Filling & Regrading Application #55-A, John Daileader, 32 Plymouth Road. Proposal to construct elevated terrace areas, a swimming pool, spa, and pool house directly adjacent to the rear of the existing residence with associated stormwater management; and to perform related site development activities within regulated areas. The 1.01+/- acre subject property is located on the west side of Plymouth Road approximately 400 feet north of its intersection with Shipway Road, and is shown on Assessor's Map #57 as Lot #36 in the R-1 Zone.

Coastal Site Plan Review #253-A, Land Filling & Regrading Application #367-A, James & Elizabeth Degnan, 19 Brush Island Road. Proposal to construct a 16' x 32' swimming pool to the east of the existing residence and expand an existing patio by 350 square feet to surround the new pool; and to perform related site development activities within a regulated area. The 2.165+/- acre subject property is located on the north side of Brush Island Road approximately 1,000 feet northwest of its intersection with Nearwater Lane, and is shown on Assessor's Map #56 as Lot #20 in the R-1 Zone.

GENERAL MEETING

Amendment to Land Filling & Regrading Application #509, Reidy, 43 Hillside Avenue.

Proposal to modify previously approved plans relative to location of boulder retaining wall.

Deliberations and possible decisions on the following items:

Proposal to opt-out of multi-family parking requirements set forth in Public Act 21-29, Section 8-2 of the Connecticut General Statutes.

This proposal is the Planning and Zoning Commission's official notice of intent to initiate the process by which a municipality may opt out of the provisions of subdivision (9) of subsection (d) of section 8-2 of the Connecticut General Statutes, regarding limitations on required parking spaces for multi-family dwelling units.

Coastal Site Plan Review #256-B, Flood Damage Prevention Application #287-B, Land Filling & Regrading Application #513, Noah & Kristin Charney, 9 Butler's Island Road.

Proposal to: construct an addition to the residence; construct a patio and a pool over an existing patio; install a stormwater management system; perform associated regrading to the property; and to perform related site development activities within regulated areas.

Proposed Amendments to Darien Zoning Regulations (COZR #7-2021) put forth by the Darien Planning & Zoning Commission.

Proposal to amend Section 593 of the Darien Zoning Regulations to eliminate the reference to Minimum Gross Floor Area of each dwelling unit in the Leroy-West Affordable Housing Overlay Zone (LW). The full text of the proposed zoning regulation amendment is on file and available in the Town Clerk's office and the Planning and Zoning Office for inspection, and online at darienct.viewpointcloud.com.

Special Permit Application #238-E, Ethos Wellness, LLC, 883 Boston Post Road.

Proposal to establish a health spa, including massage therapy, cryotherapy, infrared sauna and meditation chamber, in the first floor space formerly occupied by Huntington Learning Center.

Deliberations ONLY on the following:

Subdivision Application #424-C, Coastal Site Plan Review #360, Land Filling & Regrading Application #512, James & Margaret Tweedy, 108 Nearwater Lane.

Proposal to subdivide the subject property into three additional building lots; a coastal site plan review for development on proposed Lot #1, and to perform related site development activities within regulated areas.

Any Other Business (requires two-thirds vote of Commission)

Next upcoming Meetings—special meeting October 19, 2021 and regular meeting October 26, 2021.

ADJOURN.